

**MINUTES**  
**MURDOCK VILLAGE**  
**COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)**  
**Monday, December 13, 2010 – 5:00 p.m. - CORRECTED**  
18501 Murdock Circle, Suite 502, Port Charlotte, FL

**Members Present**

Frank Clancy, *Property Owner*  
Andy Dodd, *Member at Large*  
Erik Howard, *General Contractor*  
George Wester, *Real Estate*

**Members Absent**

David M. Klein, M.D., *Chairman, Member at Large*  
Suzanne T. Graham, *Property Owner*

**Staff Present**

Debrah Forester, Redevelopment Manager  
Matt Trepal, Planner III, Growth Management  
Al Campitelli, Real Estate Services  
Derek Rooney, Assistant County Attorney  
Kay Tracy, Interim EDO Director  
Kathy M. Knee, Recorder

**Guests**

Dennis Black  
Gary Bayne  
Bruce Laishley

**I. Call to Order**

Derek Rooney called the December 13, 2010 Meeting of the Murdock Village CRA Advisory Committee to order at 5:03 p.m. Roll call was taken; a quorum was present.

**II. Additions/Deletions to Agenda**

Debrah Forester asked to add an Update on the Entertainment District under Old Business.

Current Committee members and new members introduced themselves. Debrah Forester explained the category that each member represents. A review of the new member list lead to discussion: Mr. Clancy stated he did not own property within the Murdock Village CRA. Andy Dodd's name appears on the list twice. Ms. Forester will review the categories and appointments with the attorney's office and determine the status of Mr. Clancy. The member list will be updated.

**III. Approval of Minutes**

Mr. Rooney suggested the Approval of Minutes be tabled until the next meeting. Although there is a quorum present today, it is not made up of members who were present at the November meeting.

**IV. Old Business**

Update – Murdock Village Entertainment District – Before giving an update, Bruce Laishley and Gary Bayne briefed the new members on the background of their project. An overall concept map was distributed; this concept is what has been presented to Charlotte County. Mr. Laishley and Mr. Bayne offered the following information:

- ✓ The Murdock Village side of the proposed land swap is 137 acres, which area has been shifted to the northeast from the original presentation.
- ✓ The proposed project is planned to include a town center and general commercial properties. The waterpark is still in negotiations.
- ✓ Master planning is imperative to the success of the Murdock Village area.
- ✓ An option being offer with the land swap is a master stormwater plan. The master stormwater plan would allow for shorter permit times as each track would be developed.
- ✓ Design of the roadway network is also being offered as an option in the proposal. The proposed road plan will allow 6 pods to be ready to go. Pod 7 is the residential area. The cost is comparative to a proposal the County has received for other roadways but Southwest is offering more roads, infrastructure for water and sewer and decorative lighting.
- ✓ There are other prospects interested in the Murdock Village area now that a master plan is being discussed.
- ✓ The land swap is one deal; master plan is an option to include stormwater alone or stormwater and roadwork.
- ✓ If the proposal is accepted by the BCC, Southwest anticipates action in Murdock Village to begin almost immediately. Southwest is hoping to go before the BCC on January 11.

Bruce Laishley asked the Committee for input. Discussion followed regarding the redevelopment plan and sewer and road design. If road design is done, when a developer comes in to one of the Murdock tracks, the County or developer can agree to start road construction once a redevelopment agreement is signed.

Ms. Forester noted this Advisory Committee supported the concept of an entertainment district and the land swap at a meeting a few months ago and seem to be in consensus regarding the need for road and stormwater design. **A Motion was presented by George Wester and seconded by Andy Dodd to recommend to the BCC that the County continue to proceed with the concept of stormwater and arterial roads.** Discussion ensued, vote taken 1 yes; 3 no; motion failed. **A Motion was presented by Erik Howard, seconded by Andy Dodd and unanimously approved to continue to support the Entertainment District proposal that would include a land swap and may or may not include other services that support infrastructure development, such as stormwater conceptual Environmental Resource Permit (ERP), stormwater excavation, roadway and utilities design and construction.**

Update of PD Zoning Code – Matt Trepal gave a brief update on the PD zoning code. There are several phases which will be proposed, each with its own set of conditions. The PD classification will be for all of Murdock Village not just the 137 acres designated for land swap. The PD Zoning Code went before the P&Z today and will go before the BCC on January 18 and February 15. Discussion followed regarding parcels on 41. Matt Trepal and Derek Rooney explained that the existing zoning does not include entitlements; PD Zoning will include entitlements.

**V. New Business**

2011 Meeting Schedule - The meeting packets included a listing of the 2011 meetings which are noted as quarterly. A brief discussion followed regarding monthly vs. quarterly meetings. It was decided to keep scheduled meetings as quarterly. Additional meetings can be called if needed.

Notice - Election of Officers – Derek Rooney advised that there will be an election of officers at the January 10 meeting. Ms. Forester noted the election will be for Chair and Vice Chair.

**VI. Attorney's Comments – None.**

**VII. Public Comments – None.**

**VIII. Staff Comments – None.**

**IX. Member Comments – None.**

**X. Next Meeting –The next regular meeting of the Murdock Village CRA Advisory Committee is scheduled for January 10, 2011 at 5:00 p.m. and will be held in the Charlotte County Economic Development Conference Room, 18501 Murdock Circle, Suite 502, Port Charlotte.**

**XI. Adjournment - There being no further business, the meeting **ADJOURNED** at 6:20 p.m.**

Respectfully submitted,

*Kathy M Knee*

Kathy M. Knee  
Recorder

Approved: \_\_\_\_\_ 1/10/11